

Amendment to the Calder Neighbourhood Improvement Plan

Recommendation:

That Attachment 1 of the January 22, 2018, Urban Form and Corporate Strategic Development report CR_5361, to amend the Calder Neighbourhood Improvement Plan, be approved.

(This recommendation can be considered after the statutory public hearing)

Purpose

The proposed amendment accommodates the accompanying rezoning to the RF3 zone under Bylaw 18249.

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018.

Position of Administration

Administration supports this Amendment.

Report

The proposed amendment would change the designation of this site from Single Family District to Small Scale Renewal/Rehabilitation District. This accommodates the use of the RF3 Small Scale Infill Development Zone on the site, which under the contemporary Zoning Bylaw is compatible with the surrounding zoning, scale of development, and land use. The plan does not give specific direction on specific development typologies between these two residential districts. The Mature Neighbourhood Overlay continues to apply to the site.

Policy

Calder Neighbourhood Improvement Plan, 1977

The intent of the Neighbourhood Improvement Plan is to ensure that small scale, sensitive residential infill occurs which supports the retention and creation of housing options in the community. This site is currently designated for Single Family District, which in the context of the plan and the land use bylaw at the time, is understood to generally refer to the present RF1 and RF2 zoning. Under the contemporary Zoning Bylaw 12800, the RF3 zone is designed to be a compatible zone with low density areas, and in this location achieves appropriate scale and density for a corner lot transitioning from a Collector road to the neighbourhood interior.

Residential Infill Guidelines

This location on a collector meets the locational criteria for low density row housing.

Transit Oriented Development Guidelines

The site is approximately 420 metres from the future 132 Avenue LRT stop on the Metro Line, and the Transit Oriented Development Guidelines support this scale of development at this location.

Corporate Outcomes

- Edmonton is attractive and compact.

Public Consultation

Advance notice was sent to 77 recipients including surrounding property owners, the Calder Community League, and the Lauderdale Community League on November 15, 2017. One response was received in support, which noted that the site was appropriate for the proposed zone and development, and that it could be beneficial to have more people and families in the neighbourhood.

Justification of Recommendation

The proposed amendment is consistent with the overall objectives of the plan and reflects other City guidelines.

Attachments

1. Amendment to the Calder Neighbourhood Improvement Plan
2. Urban Form and Corporate Strategic Development Report